



40 St Georges Parkway, Stafford, ST16 3WF

Dixon & Co

Sales Lettings Commercial

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40 ST GEORGES PARKWAY IS A MODERN 2 BEDROOM GROUND FLOOR APARTMENT, SET IN A POPULAR TOWN CENTRE LOCATION.

Apartment living offers some great benefits with low maintenance, convenience, as well as sustainability; and with local amenities on your doorstep and excellent transport links, this is an attractive proposition for first time buyers, those wishing to downsize, or investors.

Set in the heart of Stafford town centre and ideally located for commuting by rail or road. There are excellent Motorway links at junctions 13 and 14 of the M6 Motorway and Stafford Railway Station providing rail services to London Euston, Birmingham, Liverpool and Manchester: this property is ideally located for commuters.

The open plan design of this beautifully presented property makes this modern, stylish and very desirable. Bursting with light it is perfect for relaxing and entertaining.

Communal Entrance:

Having security telephone entry system.

Entrance Hall:

With a upvc door, storage cupboard and airing cupboard,



Open Plan Lounge/Diner/Kitchen: An impressive space tastefully decorated to a high standard. The lounge and dining area are carpeted and make this a light and airy space.

Off white floor tiles separate the kitchen area which is well equipped and has everything the discerning chef requires. The range of stylish base, wall units and countertops provide a streamline uncluttered design and appliances include an electric oven, gas hob and overhead extractor to keep the cooking area fresh. There is also a built in fridge freezer and washing machine.



Bedroom 1: The master bedroom is a large double bedroom facing the front aspect of the property, a light and airy room with built in wardrobe.

En Suite: A white suite with shower cubicle w/c, washbasin and heated towel rail.

Bedroom 2: Located again to the front of the property.

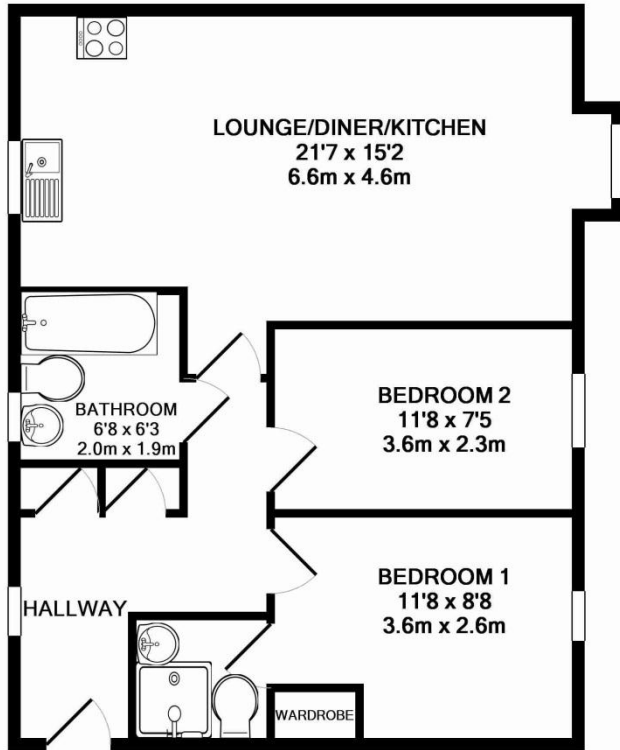
Bathroom: White suite and off white tiled floor with charcoal grey wall tiles. Comprising of: bath w/c and washbasin.



Garage: The garage and one parking space are located to the rear of the property.

We are advised that the property is leasehold, for further information please contact the office.





TOTAL APPROX. FLOOR AREA 616 SQ.FT. (57.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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AGENTS NOTES

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Dixon Estates (Stafford) Ltd nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase. MEASUREMENTS Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Energy Performance Certificate



19, Ferrers Road, Weston, STAFFORD, ST18 0JN

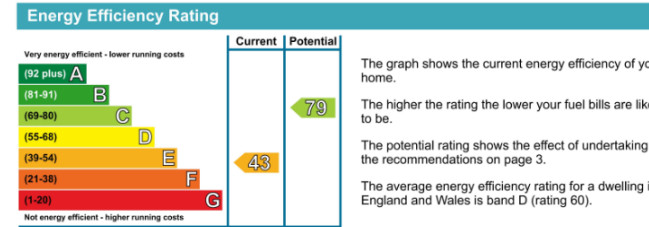
Dwelling type: Detached house
Date of assessment: 27 April 2016
Date of certificate: 10 May 2016
Reference number: 8656-7524-4210-5473-6922
Type of assessment: RdSAP, existing dwelling
Total floor area: 78 m²

- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,275
Over 3 years you could save	£ 1,998

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 156 over 3 years	
Heating	£ 3,540 over 3 years	£ 1,896 over 3 years	
Hot Water	£ 513 over 3 years	£ 225 over 3 years	
Totals	£ 4,275	£ 2,277	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 81	✓
2 Cavity wall insulation	£500 - £1,500	£ 978	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 270	✓

See page 3 for a full list of recommendations for this property.
To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.